



6/27/2023

FAILED INSPECTION NOTICE

Catalina R Tre Garcia
5995 Arlington Blvd
Berkeley, CA 94805

Property:
1821 PENNSYLVANIA AVE Apt A
RICHMOND, CA 94801-2554-

PropID:
Client ID: 18244

Dear Owner/Agent,

This letter is to inform you that your property at **1821 PENNSYLVANIA AVE Apt A RICHMOND, CA 94801-2554** failed the Housing Quality Standards (HQS) inspection on 06/13/2023.

A re-inspection has been scheduled for 07/28/2023 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



6/27/2023

FAILED INSPECTION NOTICE

Catalina R Tre Garcia
5995 Arlington Blvd
Berkeley, CA 94805

Property:
1821 PENNSYLVANIA AVE Apt F
RICHMOND, CA 94801-2554-

PropID:
Client ID: 18244

Dear Owner/Agent,

This letter is to inform you that your property at **1821 PENNSYLVANIA AVE Apt F RICHMOND, CA 94801-2554** failed the Housing Quality Standards (HQS) inspection on 06/13/2023.

A re-inspection has been scheduled for 07/28/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
3.13	Bathroom/Ventilation install ventilation fan cover	O
1.8	Living Room/Floor Condition flooring has deteriorating floor tiles, replace	O



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Sincerely,

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Residential Rental Inspections Program



6/27/2023

FAILED INSPECTION NOTICE

Massoud Parsa
9387 Blue Oak Dr
Orangevale, CA 95662

Property:
177 18TH ST
RICHMOND, CA 94801-3615-

PropID:
Client ID: 18908

Dear Owner/Agent,

This letter is to inform you that your property at **177 18TH ST RICHMOND, CA 94801-3615** failed the Housing Quality Standards (HQS) inspection on 06/13/2023.

A re-inspection has been scheduled for 07/28/2023 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. top bedroom	O
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detector on all 3 levels of unit	O
8.6	General Health and Safety/Interior Stairs and Common Halls tenant has excessive clutter thruout unit, tenant must organize unit, egress problem	T



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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/27/2023

FAILED INSPECTION NOTICE

Thomas & Joan Vasconcellos
9489 Vinecrest Rd
Windsor, CA 95492

Property:
696 HUMBOLDT ST
RICHMOND, CA 94805-1959-

PropID:
Client ID: 5080

Dear Owner/Agent,

This letter is to inform you that your property at **696 HUMBOLDT ST RICHMOND, CA 94805-1959** **failed** the Housing Quality Standards (HQS) inspection on 06/13/2023.

A re-inspection has been scheduled for 07/28/2023 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom step on front staircase stone loose/cracked, repair safty hazard	O
2.12	Kitchen/Sink replace broken/deteriorating faucet	O
1.4	Living Room/Security large gap at bottom of door allowing cold air and possible pest entry. repair	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/27/2023

FAILED INSPECTION NOTICE

Thomas & Joan Vasconcellos
9489 Vinecrest Rd
Windsor, CA 95492

Property:
694 HUMBOLDT ST
RICHMOND, CA 94805-1959-

PropID:
Client ID: 5080

Dear Owner/Agent,

This letter is to inform you that your property at **694 HUMBOLDT ST RICHMOND, CA 94805-1959** **failed** the Housing Quality Standards (HQS) inspection on 06/13/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.1	Building Exterior/Condition of Foundation bottom step of entry staircase loose/cracked stone, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	O



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